

TARTAN WEST

STATE OF OHIO, COUNTY OF UNION, CITY OF DUBLIN

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREIN ARE BASED ON OHIO STATE PLANE
COORDINATE SYSTEM, NORTH SYSTEM.

FIRM COMMUNITY PANEL No.: 39049C0018K
FLOOD ZONE: X
MAP REVISED: JUNE 17, 2008

NOTE
THE TERRAZZA HOMEOWNERS ASSOCIATION WILL POSSES ALL OF THE REMAINING PROPERTY THAT IS NOT INCLUDED IN THE NINE (9) LOTS. THE REMAINING PROPERTY OUTSIDE OF THE PLATTED LOTS WILL BE KNOWN AS "OPEN SPACE A", "OPEN SPACE B", AND "OPEN SPACE C". THE OPEN AREAS WILL BE OWNED AND MAINTAINED BY THE TERRAZZA HOMEOWNERS ASSOCIATION.

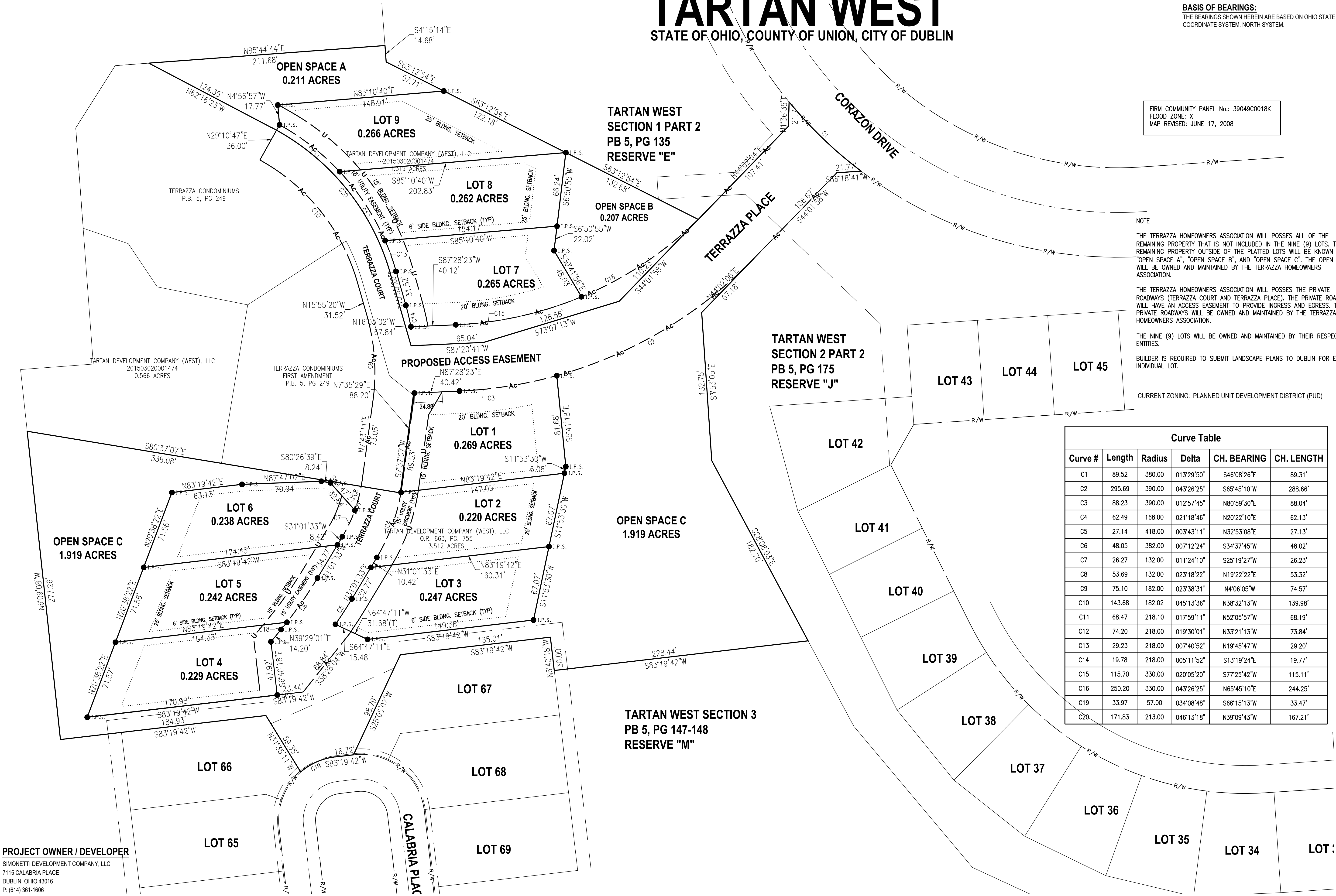
THE TERRAZZA HOMEOWNERS ASSOCIATION WILL POSSES THE PRIVATE ROADWAYS (TERRAZZA COURT AND TERRAZZA PLACE). THE PRIVATE ROADWAYS WILL HAVE AN ACCESS EASEMENT TO PROVIDE INGRESS AND EGRESS. THE PRIVATE ROADWAYS WILL BE OWNED AND MAINTAINED BY THE TERRAZZA HOMEOWNERS ASSOCIATION.

THE NINE (9) LOTS WILL BE OWNED AND MAINTAINED BY THEIR RESPECTIVE ENTITIES.
BUILDER IS REQUIRED TO SUBMIT LANDSCAPE PLANS TO DUBLIN FOR EACH INDIVIDUAL LOT.

CURRENT ZONING: PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

Curve Table

Curve #	Length	Radius	Delta	CH. BEARING	CH. LENGTH
C1	89.52	380.00	013°29'50"	S46°08'26"E	89.31'
C2	295.69	390.00	043°26'25"	S65°45'10"W	288.66'
C3	88.23	390.00	012°57'45"	N80°59'30"E	88.04'
C4	62.49	168.00	021°18'46"	N20°22'10"E	62.13'
C5	27.14	418.00	003°43'11"	N32°53'08"E	27.13'
C6	48.05	382.00	007°12'24"	S34°37'45"W	48.02'
C7	26.27	132.00	011°24'10"	S25°19'27"W	26.23'
C8	53.69	132.00	023°18'22"	N19°22'22"E	53.32'
C9	75.10	182.00	023°38'31"	N4°06'05"W	74.57'
C10	143.68	182.02	045°13'36"	N38°32'13"W	139.98'
C11	68.47	218.10	017°59'11"	N52°05'57"W	68.19'
C12	74.20	218.00	019°30'01"	N33°21'13"W	73.84'
C13	29.23	218.00	007°40'52"	N19°45'47"W	29.20'
C14	19.78	218.00	005°11'52"	S13°19'24"E	19.77'
C15	115.70	330.00	020°05'20"	S77°25'42"W	115.11'
C16	250.20	330.00	043°26'25"	N65°45'10"E	244.25'
C19	33.97	57.00	034°08'48"	S66°15'13"W	33.47'
C20	171.83	213.00	046°13'18"	N39°09'43"W	167.21'



PROJECT OWNER / DEVELOPER
SIMONETTI DEVELOPMENT COMPANY, LLC
7115 CALABRIA PLACE
DUBLIN, OHIO 43016
P: (614) 361-1606

FINAL PLAT

TARTAN WEST

CITY OF DUBLIN, UNION CO., OHIO

JOB NUMBER:
SIM001

2/2

59 Grant Street
Newark, Ohio 43055
PH: (740) 344-5451
www.jobeshenderson.com



NO.	PLAN	ISSUE/REVISION	DATE	DRAWN	CHECKED	DATE
				JLK		7/01/16
				JLV		

